



CITY OF KIRKLAND ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant requiring preparation of an EIS. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City staff can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: C and G Property Planned Unit Development
2. Name of applicant: Toll WA, LP

3. Address and phone number of applicant and contact person: Bruce Knowlton , 9720 NE 120th Pl, Suite 100, Kirkland 98034 425.825.1955
4. Date checklist prepared: May 29, 2012
5. Agency requesting checklist: City of Kirkland
6. Proposed timing or schedule (including phasing, if applicable): Construction of roads and utilities estimated to occur in the Summer of 2013 and home construction will begin immediately following the recording of the final plat.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical Report prepared by Associates Earth Science, Inc. dated 7/18/2011. Traffic Impact Analysis prepared by Transpo, dated 5/2012. Tree Protection Plan prepared by Washington Forestry Consultants, Inc. dated 4/02/2012.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
We are not aware of any applications pending for governmental approvals or other proposals directly affecting the property covered by this proposal.
10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary Plat approval, SEPA threshold determination, Land Surface Modification approval, Final Plat approval, Building permits, Right-of-Way use permits, NPDES permit, Water, Sewer and Storm Connection Permits, Utility extension agreements.
11. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
Development of a 35 lot Planned Unit Development. Lots in the community range from approximately 4,200 SF to approximately 8,830 SF on a 6.38 acre parcel of land. The project also includes a 25,000 sf private park at the north end of the PUD and two open space tracts at the south boundary of the PUD. The community will be served by a public road and utilities extending from NE 75th Street.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address is 7707 128th Ave NE, Parcel number is 0925059010. Located within Section 9, Township 25N, Range 5E.

Legal: The east half of the east half of the northwest quarter of the northeast quarter of Section 9, Township 25 North, Range 5 east, WM in King County, WA; Except that portion sold to Corley Mortgage Company, Inc. A Washington Corporation. By statutory warranty deed. Dated April 1968, described as the north 476.28' of the east half of the east half of the northwest quarter of Section 9, Township 25N, Range 5E, WM in King County, WA; Also except the 30' for road purposes. Situated in City of Kirkland, County of King, State of Washington.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): **Flat**, rolling, hilly, steep, slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)? Approximately 16%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
A geotechnical report prepared by Associated Earth Sciences Inc. indicates that the site contains medium to very dense, moist, reddish brown, mottled gray grading to gray, fine to coarse sand, silt and fine to coarse gravel (SM)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The site will be graded for construction of streets, utilities, building pads and yards. The preliminary quantities for cut and fill are approximately 13,500 cubic yards of cut 11,090 cubic yards of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is possible during clearing and construction. Temporary erosion control measures As approved by the City of Kirkland will be implemented on site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, buildings)?

Approximately 48% of the site will be covered by impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Filter fence, temporary ponds, hydroseeding, straw bales, and other TESC measures as approved by City of Kirkland will be implemented on site.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust, diesel and gasoline emissions during construction and natural gas emissions from fireplaces and automobile exhaust after construction.

- b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction vehicles and equipment will be in proper working order to minimize emissions.

3. WATER

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no known bodies of water or wetlands within the vicinity.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Any surface flows leaving the site would flow northwest toward the adjacent properties and continue to flow towards the northwest corner of the site. There is an existing ditch in the middle of the site that is adjacent to a grouping of trees. There is a buried 12" concrete pipe that collects all subsurface flows from the project site. This 12" concrete pipe conveys the flows north approximately 20 feet north to a manhole on the south end of the cul-de-sac on 127th Place NE. From here the flows travel 520 feet north through a series of 12" concrete pipe and catch basins until it reaches NE 80th St. From here the flows turn west and travel approximately 490 feet via catch basins and 12" concrete pipe. From here, the flows continue west in a 12" corrugated metal pipe (CMP). The flows then meet at a catch basin with tributary flows to the west, turn north via 12" CMP, and drain to a manhole. This manhole has a restrictor in place, with an overflow that sheetflows on to adjacent properties. This manhole marks the end of the 1/4 mile downstream point. There was no other evidence of erosion or overtopping along the downstream drainage path to the 1/4 mile downstream point. The eventual discharge point for runoff is Forbes Lake.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Oil and other pollutants from automobiles could enter the storm system.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: The detained runoff will also undergo water quality treatment in conformance with City requirements prior to discharging into the proposed rain garden with overflow to the detention/water quality vault.

4. PLANTS

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, cottonwood, maple, cherry, birch, other: fir, cedar
evergreen tree: fir, cedar, hemlock, pine, other: madrona, apple, willow, cherry plum

shrubs: grass, etc.:

- b. What kind and amount of vegetation will be removed or altered
Trees and understory plant materials will be removed for development of streets, utilities and future homes. Several coniferous and a few deciduous trees along the north and east property lines will be saved. Replacement trees will be planted to meet the City's tree retention requirement.
- c. List threatened or endangered species known to be on or near the site.
None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Approximately 24 trees will be retained after development of the project. Trees will be protected by temporary fencing during the construction phase of the project. After the site is developed, street trees will be planted and yards will be landscaped. Also, 25 replacement trees will be planted within Tracts A and F in addition to buffer planting Of trees along the north boundary of the park.

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other
mammals: deer, bear, elk, beaver, other: rodents
fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
Not known.

- d. Proposed measures to preserve or enhance wildlife, if any:
24 trees will be retained within the project.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity for lighting and natural gas for heating.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Construction will meet City of Kirkland codes and regulations for house construction.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
It is possible that a minor spill could occur when servicing construction vehicles. The potential for fire during home construction is a remote possibility.
- 1) Describe special emergency services that might be required.
Normal fire, medical, and police emergency services.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
All construction and development will meet or exceed local codes and requirements.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic noise from adjacent roadways may be heard from the site.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise will be created by equipment and automobiles associated with project construction. Long-term noise may be created by automobiles going to and from the neighborhood and from adjacent roadways.

- 2) Proposed measures to reduce or control noise impacts, if any:

Short-term measures include keeping machinery and vehicles in proper working order.

Construction work is permitted to only occur within approved working hours as determined by the City of Bellevue.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

Single-family residential subdivisions are located adjacent to all sides of the proposed project. Also a church abuts the northern portion of the west property line. NE 75th Street abuts the south boundary of the property and the terminus of the 128th Avenue NE right-of-way extends to the northeast corner of the site.

- b. Has the site been used for agriculture? If so, describe.
No.

- b. Describe any structures on the site.

There are a number of small structures and approximately five radio towers.

- d. Will any structures be demolished? If so, what?

Existing structures and radio antennas will be demolished.

- e. What is the current zoning classification of the site?

RSX 7.2

- f. What is the current comprehensive plan designation of the site?

Residential Low Density

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If

so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
Assuming 2.6 people per dwelling unit, approximately 91 people may reside in the completed project.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The property will be developed with single family detached homes as currently exists in this neighborhood. The proposal will be developed in conformance with the City of Kirkland Land Use Code and the comprehensive plan. Lots will range from approximately 4,200 SF to 8,830 SF.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
35-Middle-High Income Residences

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable.

b. Proposed measures to reduce or control housing impacts, if any:
The proposal is for 35 new single-family residences.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of proposed structure will be consistent with City of Kirkland codes which is 35 feet to the top of the pitched roof. Lap siding, board & batten, cedar shakes and brick/stone accents are proposed to provide for varied exteriors.

c. What views in the immediate vicinity would be altered or obstructed?
None known.

- d. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed PUD will include 35 homes which will consist of several different home plans. The proposed homes will be classic Northwest architecture and include elements such as varied exterior materials (stone, brick, vertical and horizontal siding and shake), decorative gables, varied roof lines and pitches, shutters, window grides, and significant articulation on all sides of the home. The variety of home types and exterior elevations (colors, materials, rooflines and details) help to provide an interesting streetscape and will compare very favorably to the existing homes in the neighborhood.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Street lighting and automobile lighting could produce glare in the evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
We are not aware of any potential interference or hazard.
- c. What existing off-site sources of light or glare may affect your proposal?
Automotive lights from adjacent streets could product glare.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Proposed street lighting will consist of low wattage fixtures compatible with the existing neighborhood.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
South Rose Hill Park is located approximately 800' from the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation

opportunities to be provided by the project or applicant, if any:

A large private park containing over 25,000 SF is proposed on the northern portion of the proposed community. The park will include a sport court, play equipment for active play, picnic tables and a large lawn area. Also, a public walkway contained within a public easement is proposed to extend through the park which will link the Road A cul-de-sac to 126th Avenue NE and ultimately provides a pedestrian connection between NE 75th Street and NE 80th Street.

13. HISTORICAL AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for national, state or local preservation registers known to be on or next to the site? If, so generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.
- d. Proposed measures to reduce or control impacts, if any:
None applicable.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show onsite plans, if any.
All 35 homes will access from NE 75th Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is currently not served by public transit. Metro Route 234, 235, 236 and 238 are all running within a ¼ mile of the development.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
No parking will be eliminated. Each new single family residence will have a two-car garage and driveway which can accommodate additional parking. Parking will also

be available on one side of the street within the community.

- e. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposal includes widening NE 75th Street and constructing Road A which will have a cul-de-sac and will provide access to all proposed single family homes

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Assuming 9.55 daily trips and 35 new homes, the projected weekday vehicular trips is 334 daily trips.

- f. Proposed measures to reduce or control transportation impacts, if any:

The project will pay transportation impact fees to the City of Kirkland

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will result in a marginal increase for public services including police, fire, ambulance and schools.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will pay school and park impact fees as well as a per unit capital facilities charge for storm drainage.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water and sewer utilities will be provided by the City of Kirkland, telephone services will be provided by Verizon, electricity will be provided by Puget Sound Energy.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Date Submitted: _____

6/08/12